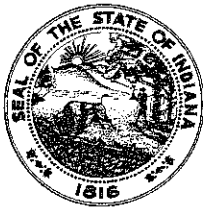


STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
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June 2, 2014

The Honorable Cathy Searcy
Elkhart County Assessor
117 N. 2nd Street
Goshen, IN 46526

Dear Ms. Searcy:

The Department of Local Government Finance has reviewed the information and data (both originally submitted and the supplemental information) for the Elkhart County 2014 ratio study. The Department hereby approves the ratio study based on the results of the Mann-Whitney "Sales Chasing" test and Spearman Rank test for vertical equity; and the review of the accuracy, equity, and uniformity of the assessments as determined by the median ratio, coefficient of dispersion (COD), Price Related Differential (PRD), and the change analysis conducted by the Department.

Please note that this approval is granted without verification of all of the actual sales disclosure forms in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14. As always, the Department encourages counties to use all possible sales, which lend greater validity to the sales ratio study.

Also, Elkhart County should make a concerted effort during the cyclical reassessment to gather data on the basement finish (and other interior details) of unsold properties. The county should keep a record of what methods were employed (e.g. door hangers, surveys, etc.) and the relative success rate of these measures. If this issue is raised in future years, this record will provide evidence regarding the county's efforts to assess unsold properties as well as sold properties.

In conjunction with our Data Analysis section, please continue to ensure your sales disclosure file database is compliant. For the assessment year 2015, your 2014 sales disclosure data files must be compliant with the rules of the Department.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,

Micah G. Vincent
Commissioner

cc: Barry Wood, Assessment Director